

# AGENDA ITEM NO. 4 Addendum

**Table 28**

## Vacant and Underutilized Residential Lands by Zoning District 2006

Zone	Acreage	Potential Dwelling Units Under Current Zoning*
<b>Vacant Land within City Limits</b>		
RE 100,000	33	15
RE 40,000	46	46
R-1 20,000	31	61
R-1 12,000	87	260
R-1 9,000	22	82
R-1 7,000	36	164
R-2 3,500**	93	838
R-2 3,000	25	269
R-3***	32	642
R-4	6	242
CC-R	11	196
<b>Total</b>	<b>424</b>	<b>2815</b>
<b>Underutilized Land within City Limits</b>		
RE 100,000	27	9
RE 40,000	22	12
R-1 20,000	131	258
R-1 12,000	9	25
R-1 9,000	13	41
R-1 7,000	82	351
R-2 3,500**	22	197
R-2 3,000	4	46
<b>Total</b>	<b>310</b>	<b>939</b>
<b>Grand Total</b>	<b>734</b>	<b>3754</b>

Source: City of Morgan Hill, 2006.

\*Before density bonuses for very low- or low-income units; assumes that one dwelling unit will be permitted on non-conforming lots that are less than the minimum required lot size.

\*\*Although this zone permits densities above 12 units per acre, typical development is only at a density of seven to nine units per acre. Therefore, this number is derived using a maximum of nine units per acre.

\*\*\*Although this zone permits densities up to 21 units per acre, typical development in this zone is at a density between 18 and 20 units per acre. Therefore, this number is derived using a maximum of 20 units per acre. The City believes these densities are achievable since the majority of acreage in the R2-3,500 and R3 zones are on sites of two acres or more.

## **Commercial Districts that Can Accommodate Affordable Housing**

The City allows multi-family residential use in its CC-R zone. Approximately 3.3 acres of these commercial lands are vacant. These lands can be further developed to medium/high densities to accommodate affordable housing, depending on the location.

## **Sites with Redevelopment Potential**

Re-use potential in Morgan Hill is prominent within the Ojo de Agua Community Development Area (Project Area). In 1981, plans were adopted for the Project Area to reduce the blight and inappropriate mix of uses in the area. This portion of Morgan Hill consists of the older homes and structures that were constructed over 50 years ago and now form the central portion of Morgan Hill. Since the 1981 a redevelopment plan was adopted, the City was able to improve some aspects of blight. Improvements were made to utilities and services and debris was cleared. Additional services were developed and property owners were given grants/loans to restore their homes. The City accomplished numerous other improvements, but overall blight conditions in the Project Area remained. In May 1999, the Agency and City approved an amendment to the Community Plan for the Ojo de Agua Community Development Project (Plan Amendment). The purpose of the Plan Amendment was to allow the City to continue its efforts to eliminate physical and economic blight in the Project Area. These efforts include the development of much needed community facilities such as a community center, indoor recreation center, library, aquatic center, street improvements, flood control projects, and economic development programs. The combination of improvements and programs will encourage the private sector to invest in the reuse of underutilized properties in the Project Area. The Plan also established an on-going revenue source for the continued development of affordable housing in the community.

## CONSTRAINTS

### NON-GOVERNMENTAL CONSTRAINTS

#### Land Costs

Land costs are a major inhibitor to building in Morgan Hill. According to the California Association of Realtors, housing prices have been stabilizing in the area, and have actually fallen 9 percent from July 2000 to July 2001. This reflects a stabilizing economy in the area, and rather high costs in comparison to other regions of the State. A search of LoopNet® Internet land-for-sale records uncovered one vacant multi-residential property for sale in Morgan Hill. Ten acres of multi-residential land is located on San Pedro Avenue for \$5,875,000. Coldwell Banker had one 0.46-acre residential lot listed for \$225,000. A search of residential land currently on the market resulted in 12 different lots, but without identification as to the size of the property. Prices for vacant land ranged from \$224,950 to \$5,875,000 or about \$500,000 per acre. Land values for residential properties are significantly impacted by whether the property has an allocation under the City's RDCS. Appraisers indicate that residential land without an allocation will be valued on a square footage basis and that land with an allocation will be valued on a per unit basis which results in a substantially higher value per acre (Hulberg and Associates).

Given these high land costs, it is unlikely that increases in density (such as a 25 percent density bonus) would significantly reduce the unit cost of building a dwelling unit to the level of affordability for very low-income persons. The City has implemented a number of redevelopment and other programs to address very low-income housing needs and the additional subsidies that would be needed to increase the feasibility of producing very low-income housing.

#### Construction and Labor Costs

The most significant constraint on development of new housing in Morgan Hill is the overall cost of housing, including land costs and construction costs. Many factors can affect the cost to build a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Development costs were developed from estimates provided by Scott Schilling of South Valley Developers.

Permitting costs in Morgan Hill are about \$22,000 for an average size home. The total includes school district fees, building permits, and public works fees.

Raw land in the R-1 zone averages \$250,000 per acre. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, and installation of water and sewer lines. This type of work generally costs between \$30,000 to \$35,000 depending on the amount of work required at each location.

Materials and labor have a wide range of costs depending on the type of materials used for construction. Typically more expensive materials are used for custom homes, which ranged from \$140 to \$200 per square foot. An average quality construction single-family home generally costs less because the materials are less expensive and easier to handle. These material and labor costs for these homes cost around \$65 per square foot.

In addition to site improvement costs and the cost for building materials, there are engineering and architecture soft-costs, which can range from \$7,000 to \$8,000 per lot. Additional costs such as loan fees average about \$15,000 per lot.

At the costs listed above, none of the very low-or low-income households, and few moderate-income households in Morgan Hill can afford to build a home in the area. The scarcity of easily developable affordable land, combined with the great demand, indicates that housing construction costs are likely to remain high in the future. Morgan Hill will continue to follow the trend that is occurring throughout the Bay Area and the Silicon Valley.

### **Availability of Financing**

There are no local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability and cost of financing generally in California. Even in older neighborhoods of the City, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders). Residents with lower incomes may face some barriers related to income and ability to afford housing when they are considering financing. Because most homeowners and homebuyers in Morgan Hill have moderate or higher incomes, there are few barriers to obtaining financing relating to income—the primary consideration is whether the housing price or home improvement cost is consistent with the borrower's ability to make monthly loan payments.

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus dampening the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table 29 shows various monthly payments necessary to service mortgages at various interest rates. As of September 2001, financing is currently an average of 6.7 percent for a fixed-rate 30-year mortgage up to \$275,000—the lowest rate in two years.

**Table 29**

**Monthly Payments and Total Interest at Various Interest Rates**

Interest Rate	15-Year Loan			30-Year Loan		
	Payment per \$10k	Total Interest Paid	% Difference Payment/Interest	Payment per \$10k	Total Interest Paid	% Difference Payment/Interest
6%	\$84.39	\$5,189	---	\$59.96	\$11,583	---
7%	\$89.88	\$6,178	6.5%/19.0%	\$66.53	\$13,950	11.0%/20.4%
8%	\$95.57	\$7,202	6.3%/16.6%	\$73.38	\$16,415	10.3%/17.7%
9%	\$101.43	\$8,256	6.1%/14.6%	\$80.46	\$18,966	9.6%/15.5%
10%	\$107.46	\$9,343	5.9%/13.2%	\$87.76	\$21,593	9.1%/13.9%

Source: Parsons, 2001.

## Environmental Constraints

There are few environmental constraints in Morgan Hill as most residential lots are located on the valley floor, and very few vacant hillside lots are designated or zoned for residential development. Environmental constraints in Morgan Hill primarily involve geological issues related to hillside development, development within the flood zone and earthquake. Like most other areas of the state, Morgan Hill is located on a number of active fault lines, particularly in the northeastern portion of the City. Most notably, the Coyote Creek thrust faults, Silver Creek fault, Range Front thrust fault, and Calaveras fault zone. In addition, a few areas of the valley floor are subject to flooding during a 100-year storm event. Although these environmental factors exist in the City, they do not pose a significant constraint to the future development of housing in Morgan Hill as relatively few residential parcels are located in hillside or flood-prone areas. Units proposed within sensitive environmental areas, such as dam inundation zones or sensitive wildlife habitat, or within the vicinity of other environmental constraints are subject to CEQA.

## GOVERNMENTAL CONSTRAINTS

### Residential Development Control System

The RDCS, a product of Measure C, limits the number of homes that may be constructed each year. A population ceiling of 48,000 was set for 2020. This ceiling is not to be exceeded even if lands are annexed into the City. RDCS controls the rate of growth in the area, keeps demand high, and helps to ensure that a variety of public amenities are located throughout each neighborhood, promoting good design and circulation.

The maximum allocation permitted each year is according to a formula that considers the difference between a population level of 48,000 and the January 1 population for the previous fiscal year (as reported by the California Department of Finance), divided by the number of years remaining between the current fiscal year and fiscal year 2019/2020 and the average household

size as determined by the Department of Finance for the previous fiscal year. Although the number of permits fluctuates, approximately 250 new permits are currently granted each year.

RDCS does not apply to secondary dwelling units or one-dwelling unit developments that are not part of a larger subdivision; however, it does apply to all other new single-family, multi-family, and mobilehomes. No development is permitted during emergency periods when public services and infrastructure are severely limited. The availability of infrastructure has not been a development constraint for many years and the potential for an emergency development moratorium is not anticipated in the foreseeable future.

RDCS is based on a point system that allocates points for various factors including design and diversity of housing types; the provision of affordable housing; impacts on public facilities, traffic, infrastructure, and public services; and other factors. Small developments are separated from large developments so that larger projects are not given an unfair advantage within the points system. Development applications are rated, and if selected for approval, must abide by the schedule established in the development application or their approval may be revoked and reapplication is required. This system limits the amount of growth per year, but also creates a steady development pattern.

The process for receiving an allotment requires the filing of an application that includes various plans and elevations, a vicinity map, the anticipated range of rents and/or prices of units, development schedule, financial information, and school impact mitigation to be provided (if applicable). City staff determine whether applications conform to the General Plan and, if so, evaluate those applications under the point scoring system. Projects that receive at least 7.5 points for factors relating to impacts on existing facilities and at least 160 points (150 points for 100 percent affordable and very small projects) for factors relating to design and amenities (including affordable or senior housing) are eligible for an allocation. If there are more housing units in applications that exceed the minimum required points than there are allocations that the City may issue in a single year, applicants receiving the most points are awarded allocations.

Applicants who do not receive allocations by City staff may appeal that decision to the City Council. Any resident, or group of residents, in Morgan Hill may also appeal to the City Council City staff's evaluation of an application and the awarding of points.

Development allotments are divided between single-family units, multi-family units, and mobilehomes, provided that 33 percent of the allotments are given to single-family units. Under the RDCS, 20 percent of the allocations are set-aside for 100 percent affordable projects. Of the remaining 80 percent of allocations, RDCS grants additional points to projects that provide affordable housing. Private developers are encouraged to include 10 percent of their project units as affordable units so they can be more competitive in the RDCS permitting process. This system gives developers an incentive to provide affordable housing because additional points are given to those projects providing affordable housing, density bonuses are granted, and each developer is seeking the maximum number of points. Morgan Hill's controlled development ensures that affordable growth is included (approximately 25 percent of new units are affordable) and prevents the market from being saturated with more profitable above moderate-income housing units.

The Morgan Hill electorate approved amendments to the RDCS in 2004 that will enable the City to meet its RHND. The units included on Table 27 are based on State Department of Finance numbers and allual allocations approved under the RDCS. The number of remaining units to be allocated accounts for 112-units of market-rate rental housing in substantially deteriorated

condition (Village Avante) that was rehabilitated with financial assistance from the Morgan Hill Redevelopment Agency in exchange for rent restrictions for at least 30 years. The calculation of remaining units to be accommodated does not, however, include 98 units of rental housing (100 percent affordable to very low- and low-income households) that was completed and occupied in December 1998.

### **Architectural and Site Plan Review**

The City has an architectural and site plan review procedure for residential developments. All residential projects approved under the RDCS program must subsequently submit for design review. This process evaluates proposed and existing structures and sites (except single-family custom homes or duplexes, unless required by another entitlement or is located on a sensitive site) for their conformance with City codes and standards. Architectural style, site layout, construction materials, and landscaping, among other factors, are reviewed for consistency with City codes and the Design Review Ordinance. Projects requiring architectural and site plan review submit an application and building plans to the Development Review Committee. Applicants meet with the City to review the plans, and if necessary, submit additional documentation or revisions. The City's Architectural and Site Review Board is responsible for approval of these plans. The architectural and site plan review process requires approximately ten weeks of review, possibly more if CEQA documentation is required. Since single-family custom homes and duplexes are exempt, few moderate- and above moderate-income units undergo this process. Review fees average approximately \$2,000. Minor changes are often required, but major changes are rarely required. According to the City of Morgan Hill, there have been few, if any, instances where a reduction in density was required unless the project exceeded the maximum density requirements of the Zoning Code.

### **Hillside Development**

Although few vacant parcels in the City are located in the hillside areas, development of these areas carries environmental and financial risks and constraints. Due to environmental constraints, particularly unstable soils and topography, development densities are limited to single-family homes on large lots. However, since there is little developable hillside land, hillside development is not as significant a constraint as environmental factors, such as flooding within the valley floor.

### **Maintaining Public Open Space**

The City is dedicated to the preservation of its open space. Open space is a valuable resource as it discourages noncontiguous development patterns that result in sprawl and inefficient use of community service funds. Open space also maintains the natural character of the area so that urbanization does not uncontrollably expand and cities do not lose their natural resources. Open spaces are beneficial to the responsible growth of cities and offer many environmental, recreational, and psychological benefits to the community. The City's existing open space lands are diverse in scale, use, and level of improvement. Measure P prohibits redesignation of open space lands through 2010.

### **Land Use Controls**

Historically, Morgan Hill has been a single-family home community. The basis of the community's identity has been low-density residential neighborhoods that maintain a semi-rural feel to the City. The preservation of hillside and other open spaces, and active agricultural lands has been integral to maintaining this community vision.

Over the past 20 years, countywide employment growth and redevelopment in many developed communities have created large demands for additional housing. Over the past decade, in particular, Morgan Hill has been greatly affected by the extreme increase in housing costs that have accompanied the shortage of housing countywide.

Residential uses are permitted in residential zones as shown in the table below. Limited residential uses are permitted only in the CC-R commercial zone, with the exception of caretaker residences that are permitted in most commercial zones. This significantly constrains opportunities to locate housing units outside of residential zones.

### **Hillside Combining District**

The Hillside Combining District was established to provide orderly development of hillside areas that preserves significant environmental features. Although very few hillside parcels are appropriate for residential development, this district applies to all areas within the City limits containing an average slope of 10 percent or more. The Hillside Combining district acts as an overlay district, where lots are subject to the requirements established by their original zoning and also the requirements of the Hillside zoning. Construction is prohibited on areas with slopes in excess of 20 percent. Building densities in these areas decrease as the slope increases at a rate of "average slope times 2,000 equals minimum lot size." If the average slope of a parcel is over 50 percent, the minimum lot size is five acres. If a lot has a slope of 10 percent or less, one housing unit may be constructed per lot; however, no homes may be located on a ridgeline. Significant trees located within this district are to be protected. It should be noted that transferable residential development credits may be given for hillside areas in excess of 20 percent slope. The transfer rate equates to the number of acres divided by the minimum lot size, multiplied by two. These transfer credits can be used toward the development of a dwelling unit with a designated "recipient site" in a more appropriate location within the City.

### **Geologic Combining District**

Areas within the City that are subject to geologic hazards are designated within a Geologic Combining District, which places additional restrictions on development in order to protect residents and structures. Residential uses are not permitted on some hazardous soil types, and restrictions are more stringent for multi-family dwellings as opposed to single-family dwellings. Construction requires the issuance of a permit and a geotechnical report to ensure the development will not result in significant impacts to the safety of the structure. The Geologic Combining District is only located within the hillside areas where very few additional housing units are zoned for development.

### **Flood Damage Prevention**

The Flood Damage Prevention zone places additional limits on development and construction standards to reduce flood damage to structures. Portions of the City subject to flooding, flood-related erosion hazards, and mudslides fall within these zoning limitations. All structures must be reviewed and obtain certification. Construction standards require anchoring, flood resistant materials and equipment, adequate drainage, proper elevation, and flood resistant utilities and other public facilities.

## **Seismic Combining District**

This district establishes additional restrictions in order to protect structures from geologic hazards. Construction of any project across the trace of a known active fault is prohibited as well as a 50-foot area around the fault trace. If a project is located within this district, geologic studies are required prior to project approval.

## **Residential Planned Development Overlay District**

The Residential Planned Development (RPD) zone is an overlay district that permits and encourages flexibility in site planning. Lot sizes, yards, and density requirements are relaxed. Within these zones, the underlying zoning district is used as a guide towards permitted land uses. Single-family or multi-family dwellings are permitted as established within the underlying zoning within the RPD zones, and licensed nursing homes are allowed with a conditional use permit. Density bonus development is also permitted. Density bonus units may also be used for low-income or senior housing. While RPD zones allow for greater flexibility in providing housing, a more detailed and stringent review process is also associated with this zone. The depth of the review process may delay projects.

## **Planned Unit Development**

The Planned Unit Development (PUD) district promotes the coordination of design and function of multiple adjacent properties. All uses are permitted in the PUD district with approval by the City Council. The density of residential developments within the PUD must be in accordance with the density limits established for the area by the General Plan. Therefore, maximum densities may vary within this zone, depending on the location of the parcel within the City.

## **Second Units**

Some of the City's affordable housing needs can be met through the construction of second units, which are permitted in zones OS, R-E, and R-1 on lot sizes of 7,000 square feet or more. Most of the City's single-family lots meet this minimum requirement. Other requirements for second units are as follows:

- Secondary units are permitted in zones R-1 7,000, R-1 9,000, R-1 12,000, R-1 20,000, RE 40,000, RE 100,000 and OS districts as permitted uses.
- The design of second dwellings must conform to local codes as well as the design and scale of the existing dwelling and neighboring dwelling units.
- One secondary unit is permitted per each appropriately zoned parcel containing a single-family dwelling.
- Secondary dwelling units attached to the primary dwelling may not occupy more than 30 percent of the existing living area of the primary dwelling unit
- Maximum square footage varies by zone, ranging from 650 to 1,000 square feet.
- Second units may be either detached from, or attached to the primary dwelling unit on the property. A detached unit must conform to the building setback and lot coverage

limitations contained in the applicable zoning district and shall be setback a minimum of 6 feet from the primary dwelling unit.

- No more than two bedrooms may be constructed in a secondary dwelling unit.
- There must be a minimum of one parking space per studio or one-bedroom secondary unit and two parking spaces per two-bedroom secondary unit. Parking spaces do not need to be covered.

Since Morgan Hill's second unit permit requirements allow such units to be constructed in most of the City, property owners are more apt to use this housing option.

### **Homeless Facilities and Transitional Housing**

The Morgan Hill Zoning Code does not expressly allow or prohibit homeless shelters, homeless supportive service facilities, and/or transitional housing. Institutional, religious, charitable, and public facilities are permitted by conditional use in RE (non-housing facilities), R-1 (non-housing facilities), R-2, R-3, and CO (non-residential social services). Depending on the operator and nature of the services provided, it is possible that a homeless or transitional housing facility could fall under the Zoning Code definition of institutional, religious, charitable, or public facility. Because the City does not have a significant internal homeless problem, requests to operate a homeless shelter, supportive service facility, or transitional housing facility in the City are few. However, State law (Section 65583[c][1] of the California Government Code) requires that the Housing Element:

...identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities...needed to facilitate and encourage the development of a variety of types of housing for all income levels, including...emergency shelters and transitional housing in order to meet the community's housing goals.

Clarification in the Zoning Code of where such uses would be permitted, if requested, would help the City show compliance with this section of State law.

### **Constraints to Locating Housing for Persons with Disabilities**

Many persons with disabilities require special housing accommodations for on-site supportive services, group living, accessibility, or shared housing arrangements (such as rooming or boarding houses). The City permits family day care and residential care facilities in the single-family medium density zone and public facilities zones, and rooming and boarding houses in the multifamily (R-2 and R-3) zones.

Residential care facilities of six or fewer persons are permitted as of right on the same basis as other single-family uses. Larger residential care facilities may be permitted under the City's conditional use permit process, which seeks to ensure the suitability and adequacy of the site for the proposed use; minimal impact on traffic circulation, compatibility of design with adjacent uses within the district and its surroundings, and conformity of the use with hazardous materials requirements of the City's Zoning Ordinance. Rooming houses and boarding houses are permitted in multifamily zones under the City's conditional use permit process.

The City has considered the accessibility and supportive services needs of persons with disabilities by designating land use categories in the General Plan and implementing consistent zoning classifications. Areas of the City zoned for multifamily housing and other classifications that permit alternative types of housing for persons with disabilities are generally located with access to public transit, commercial and public services, and sidewalks and street crossing compliant with state and federal handicapped accessibility standards. The City also enforces compliance with building code standards for accessibility.

Based on its zoning, land use policies, and building code practices, Morgan Hill does not believe that it has created significant constraints to the location, construction, or cost of special needs housing for persons with disabilities.

## **Residential Zoning Districts**

There are six use-designations in the General Plan that allow residential uses that are described below and compared in Table 30.

The first three designations allow single-family dwellings. The fourth through sixth designations allow single-family and multi-family dwellings.

### **Residential Estate**

The density allowed in the Residential Estate designation corresponds to the densities permitted in the OS and RE zones. The maximum density in this designation is 1 dwelling unit (DU) per acre, or minimum lot size of 40,000 square feet. The maximum intensity of building and impervious surface coverage is 30 percent of the site area.

### **Single Family Low**

Single Family Low corresponds to R-1-12,000 and R-1-20,000 zoning. The maximum density allowed in these areas is one to three DU per acre, or minimum lot size of 12,000 square feet. The maximum intensity of building and impervious surface coverage is 40 percent of the site area.

### **Single Family Medium**

Single Family Medium corresponds to the R-1-9,000 and R-1-7,000 zones. Development densities of three to five DU per acre are permitted in these areas, or minimum lot size of 7,000 square feet. The maximum intensity of building and impervious surface coverage is 50 percent of the site area.

### **Multi-Family Low**

Multi-Family Low designation falls into the R-2-3,500 and R-2-3,000 zones. The density of this designation is five to 14 DU per acre, or minimum lot size of 6,000 square feet. The intensity of building coverage is 50 percent of the site area.

### **Multi-Family Medium**

This designation corresponds to R-2-3,500 and R-2-3,000 zones. Densities within these sites are 14 to 21 DU per acre, or minimum lot size of 6,000 square feet. The maximum intensity of building coverage is 60 percent of the site area.

***Multi-Family High***

This designation corresponds to the R-4 High Density residential zoning district. The density of this designation is 21 to 40 DU per acre with a minimum lot size of 6,000 square feet. The maximum building coverage is 60 percent of the site area.

**Table 30**

**Morgan Hill Zoning Code Requirements with Allowable Residential Development**

Development Components	RE 40,000 RE 100,000	R-1 12,000 R-1 20,000	R-1 7,000 R-1 9,000	R-2 3,500 R-2 3,000	R3	R4	CC-R
Lot Area – Minimum (Square feet)	a. 40,000 b. 100,000	a. 12,000 or 6,000 for corner duet	a. 7,000 or 3,500 for corner duet  b. 9,000 or 4,200 for corner duet	a. 7,000 (duplex lot) or 3,500 for townhouse lot  b. 6,000 or	6,000 or 4,500 for corner lots	6,000 or 6,500 for corner lots	6,000
Lot Coverage – Maximum	a. 30% b. 25%	40%	50%	50%	60%	60%	75%
Maximum Height – Structure	30 feet	30 feet	30 feet	30 feet	30 feet	48 feet	45 feet
Allowable Stories	2.5	2.5	2.5	2.5	2.5	3	3
Units/Acre	a. 1 unit per acre  b. 1 unit per 2	a. 3.6 or 7.3 (duet) units per acre  b. 2.2 or 4.4 (duet) units per	a. 6.2 or 12.5 (duet) units per acre  b. 4.8 or 10.9 (duet) units per	a. 12.5 units per acre  b. 14.52 units per acre	21.78 units per acre	39.6 units per acre	18.1 units per acre

Table 30

Morgan Hill Zoning Code Requirements with Allowable Residential Development

Development Components	RE 40,000 RE 100,000 acres	R-1 12,000 R-1 20,000 acre	R-1 7,000 R-1 9,000 acre	R-2 3,500 R-2 3,000	R3	R4	CC-R			
Single-Family Dwellings	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use		
Second Residential Units	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use		
Apartments/ Multi-family Units (excluding duets)	RV Parks are a conditional use	Not Permitted	Not Permitted	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use		
Residential Care	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Conditional Use, prohibited on Monterey Rd.		

Source: Morgan Hill Planning and Zoning Codes.

## **Available Public Facilities, Services, and Infrastructure**

Most of the vacant land is located on the valley floor. These areas have access to infrastructure and public services. These vacant and infill parcels are also served by public transportation because many of them are within walking distance of an existing bus route.

As most of the City developments are less than 30 years old, infrastructure, including streets, sewers, storm drains, and water lines, are adequate. To offset the cost of installation, new developments are required to provide on-site infrastructure and pay an impact fee for these facilities. There are no physical infrastructure limitations on the City's ability to accommodate affordable housing, nor are there infrastructure or public service constraints on remaining sites potentially suitable for affordable housing. According to the City, infrastructure is available to most vacant sites in Morgan Hill. In addition, under the RDCS urban services are not to be extended beyond the urban service boundary of the City, unless mutual aid or other agreements have been established or existing facilities have experienced failure. Public service and utility capacities would not constrain housing development within the next five years.

The General Plan establishes a number of measures to increase circulation and improve traffic levels on heavily used area roadways. New developments are required to provide roadways or roadway improvements to accommodate their projects, thereby alleviating the burden from the City.

## **Neighborhood Character**

Incompatible uses may be created on infill parcels when higher density units are allowed on infill parcels that are substantially surrounded by low-density single-family development. There is a strong desire by residents to maintain the neighborhood character. However, there are no infill parcels that could create an incompatibility of concern to neighborhood residents, and the application of this policy has not been a constraint in practice.

## **Building and Fire Codes**

Fire sprinklers are required by the City in all residential structures within a fire hazard zone, in hillside areas and on the valley floor if the structure is larger than 4,500 square feet, which increases the cost of housing construction. The City also requires Class A roofing for all new roofs in hillside areas. Class A is the highest standard for fire retardant roofing and is the most effective against severe fire exposure. Roofing materials that meet Class A requirements are also among the most expensive and can add significantly to the cost of an affordable housing development. However, this standard only applies to hillside areas, where limited new growth is anticipated. Other building code requirements limit the materials that may be used or the engineering and design of structures. Code violations may result in fines up to \$1,000, up to six months in jail, or a combination of the two.

## **Code Enforcement**

The City has an active code enforcement program, with one code enforcement officer. The City's main code enforcement problems are illegal signage, failure to obtain building permits, and improper storage of vehicles, boats, and trailers. Other offenses include public nuisances, litter, illegal dumping, and other similar offenses. As of August 2001, the City had a total of 750 code violations, over half of which were illegal sign postings.

## Parking Requirements

The parking requirements have not been an impediment to housing development. Single-family dwelling units currently require two covered spaces per dwelling unit with an additional guest space per four dwelling units. Single Family Senior Residential areas require two covered spaces per dwelling unit for 50 percent of the dwelling units, and one covered space per dwelling unit for the remaining 50 percent of the dwelling units, with one guest space per four dwelling units. Multi-family units require 1.5 spaces per studio, two spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit of which one covered space per dwelling unit is required and one guest parking space per three units is required. Multi-family senior units require one covered parking space per dwelling unit and one guest space per every five units. Parking in the CC-R zone must follow the number of parking spaces per dwelling unit type as described above, with the exception that these spaces are not required to be covered. Parking requirements are not considered excessive in comparison to those of similar communities.

## Processing and Permit Procedures

The City's permitting procedures are not a barrier to housing development as requests for single-family homes and multi-family projects are processed within the time limits set forth by AB-884, California Environmental Quality Act (CEQA), and the Subdivision Map Act. According to the Community Development Department, Planning Division, project approval takes between seven and 23 months depending on the type of application. The basic process for most projects consists of submitting an application and any necessary environmental documentation, staff review, revisions, hearings, and appeals if needed. The review process is necessary for zoning amendments, General Plan amendments, annexations, variances, property subdivision, site plan review, and RDCS (Measure P) allotments. Site Plan reviews require the least amount of time for processing, which is about seven to ten weeks. RDCS allotments may take between 12 and 23 months. The amount of time needed to process the applications increases with the amount of CEQB-required documentation prepared for the project, and may increase the review period six months or more depending on the level of documentation required. The RDCS allotment process is lengthy and rigorous; however, since the RDCS limits the number of homes that may be built, the length of the review process is not the primary constraint. In addition, the RDCS review process ensures that a percentage of the units constructed accommodate lower-income households, which helps provide a balanced housing market in the City.

## Fees and Exactions

Direct Development costs due to governmental processes include permit and application fees, park and recreation fees, improvement bonds, public works improvement fees, and environmental review fees as shown on Tables B-1 and B-2 in Appendix B. The fees charged in Morgan Hill are comparable to the fees charged by other local governments; rates were established to cover the costs incurred by the City to process an application and impact fees. There are fees required by the Public Works Department based on the valuation of the home, number of units, square feet, etc. Fees per single-family dwelling unit for services include:

Park fee	\$2,321
Traffic Impact Fee	\$2,037
Library Fee	\$207

Police Impact Fee	\$115
Fire Impact Fee	\$689
General City Facilities	\$272
Schools	\$1.84 per square foot

An average home of 1,800 square feet in size would include approximately \$30,000 in building fees and application fees. The largest building fees are a result of school, traffic, and park fees, along with sewer and water fees. In addition there are RDCS application fees and architectural and site plan review fees.

### **On and Off-site Improvement Requirements**

When new developments are constructed there is a need to improve the land upon which the development is located, or provide improvements in the general area to properly serve the development. These improvements vary depending on whether the development is located on raw land or an infill site. Typical raw land improvements include the installation of sewers, curbs, gutters, and streets. Many infill sites are already equipped with some if not most improvements, particularly streets. Therefore, there are usually no dedication or easement requirements on such sites. Land improvements require fees, some of which are listed above. The cost of improvements depends upon the extent of improvements, the size of the project, and accessibility.

## **ENERGY CONSERVATION OPPORTUNITIES**

### **State Building Code Standards**

Compliance with Title 24 will enable homeowners to reduce energy consumption. The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

### **RDCS Energy Conservation**

The RDCS point system provides developers with incentives to exceed Title 24 requirements for energy conservation. The RDCS point system allocates additional points to projects that use energy efficient building techniques, materials, and appliances so that buildings consume less energy than allowed by Title 24 standards. Points are given to projects that utilize EPA "Energy Star" windows, low-e coatings, vinyl or metal frames, high efficiency gas furnaces, dual zone high-efficiency heating systems, high efficiency air conditioning units, roof mounted solar panels, or wind generators, if developers are able to show how energy savings will be achieved. In addition, projects receive additional points if they include innovative water conservation through building techniques, exceed current City and State standards, and use water-saving plumbing fixtures. Because the RDCS allocation is highly competitive, developers are given an incentive to include energy saving features to attain the highest number of RDCS points.

## General Design Standards

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. It is important to consider the opportunity for energy savings in existing housing also. According to the U.S. Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. PG&E offers free home energy audits and can specify areas for energy conservation. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
  - use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
  - "burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
  - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
  - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes);
  - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
  - zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
  - north-south orientation of the long axis of a dwelling;
  - minimizing the southern and western exposure of exterior surfaces; and
  - location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
  - use of deciduous shade trees and other plants to protect the home;
  - use of natural or artificial flowing water; and
  - use of trees and hedges as windbreaks.
4. In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:
  - use of solar energy to heat water;
  - use of solar panels and other devices to generate electricity;
  - window glazing to repel summer heat and trap winter warmth;
  - weather-stripping and other insulation to reduce heat gain and loss;
  - use of natural gas for dryers, stovetops, and ranges;
  - use of energy efficient home appliances; and
  - use of low-flow showerheads and faucet aerators to reduce hot water use.

The city's Mediterranean-like climate is typical of coastal northern California with year-round mild temperatures, providing an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months. Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations and a special converter attached to the solar panels can take excess electricity and funnel it back into the PG&E grid.

There are local programs that assist low- and moderate-income households in retrofitting their homes. PG&E offers free weatherization to qualified residents, including free attic insulation, weatherstripping and caulking, water heater blankets and low flow showerheads. They also offer rebates on the purchase of certain energy efficient appliances and vouchers for replacing

windows, furnaces and other household items. The Design Review Section 18.74.330 and 18.74.450 of the Morgan Hill Planning and Zoning Codes encourages energy conservation through building design, solar energy fixtures, and landscaping.

# ATTACHMENT A

**Table B-1**

## City of Morgan Hill Planning Department Application Fees (Project Fees)

Application	Fee
Annexation	
City Processing	\$1,958
LAFCO Processing	Per LAFCO
Appeals	
Planning Commission/Board Decision	\$1,167
Staff Decision	\$307 + hourly rate over 8 hours
Covenants, Conditions, & Restriction Review	\$159 + City Attorney fees
Cultural Resources	
Designation	\$1,315
Alteration	\$1,374
Development Agreement Approval (if filed concurrently with SD)	\$837 \$512
Development Approval Amendment Review	
Non-administrative	Hourly rate per staff
Administrative (deposit - time & material)	Hourly rate per staff
Development Credit Transfer Admin.	\$1,274
Environmental Review	
Environmental Impact Report (+ any State &/or County Fees)	Cost of study + the greater of \$6,650 or 22% of study costs
Expanded Initial Environmental Study (+ any State &/or County Fees)	Cost of study + the greater of \$2,595 or 22% of study costs
Initial Environmental Assessment (+ any State &/or County Fees)	\$372
Extension of Time for Approvals	
Administrative	\$182
Non-Administrative	\$802
General Plan Amendment	\$2,676
Planning Consultation	Hourly Rate Per Staff
Reversion to Acreage Processing	\$602

**Table B-1**

**City of Morgan Hill Planning Department Application Fees (Project Fees)**

<b>Application</b>	<b>Fee</b>
Residential Development Control System -RDCS	
Preliminary Measure RDCS Review	\$1,651
Final Measure RDCS Review	\$3,679
Micro Measure P (Admin)	\$973
Micro Measure P (Non-Admin)	\$761
Sign Review	
Uniform Sign Program	\$731
Sign Permit	\$307 or \$343
Sign Copy Change	\$30
Temporary Sign Permit	\$0
Site and Architectural Review	
Architectural and Site Plan Review	\$1,781
Conceptual Plan Review	\$743
Plan Detail Review	Hourly Rate
Preliminary Plan Review	\$2,287
Site Plan Review	\$1,368
Subdivision	
Tentative Parcel Map Review	\$1,969
Tentative Subdivision Map Review	\$3,361
Tree Removal Review	\$50
Urban Service Area Amendment Review	
City Processing	\$1,792
LAFCO Processing	\$3,089
Use Permit	
Conditional Use Permit Review	\$2,017
Temporary Use Permit Review	\$472
Temporary Use Permit Amendment	\$318
Variance	\$1,686
Minor Exceptions	\$502
Williamson Act Cancellation	\$1,143

**Table B-1**

**City of Morgan Hill Planning Department Application Fees (Project Fees)**

<b>Application</b>	<b>Fee</b>
Zone Requests	
Planned Unit Development Review	\$2,600
Planned Unit Development Amendment	Hourly Rate
Residential Planned Development Review (if processed concurrently with SD)	\$2,666 \$1,512
Residential Planned Development Amendment	Hourly Rate
Zoning Amendment Review (if processed concurrently with GPA or ANX)	\$1,987 \$1,327
Zoning Conformation Review	\$59
Zoning Text Amendment Review	\$2,287

Source: City of Morgan Hill, 2001.

**Table B-2**

**City of Morgan Hill Building Fees (Unit Fees)**

<b>Application</b>	<b>Fee</b>
Building	Based on Construction Valuation
Electrical	\$15
Receptacles/Switches/Outlets/Fixtures	First 20 = \$0.75 each Each additional = \$0.45 each
New Services (Including Upgrades)	Up to 200 Amps = \$18.50 200 to 1,000 Amps = \$37.50
Subpanels	\$7.50 each
Temp Power/Pole	\$15
Irrigation Meter Pedestal	\$15
Disconnect	\$15
Motor	\$15
Conduits/Conductors	\$11 each
Sign	\$15
Mechanical	\$15

**Table B-2**

**City of Morgan Hill Building Fees (Unit Fees)**

<b>Application</b>	<b>Fee</b>
Furnace	Btu's up to 100,000 = \$9 Btu's over 100,000 = \$11
Heat Pump	\$9
Condensing Unit	\$9
Fan/Hood/Ducts	\$9
Plumbing	\$15
Re-pipe sinks/tubs/showers/toilets/traps	Fixtures = \$3
Water heater	\$7.50
Water Service/Main	\$3
Back flow	\$6
Gas Test	\$15
Gas Line	Up to 4 outlets = \$3 Over 4 outlets = \$0.75 each
Trench Line	\$15
Building Sewer	\$15
Sewer Drain	\$15
Sewer Lateral	\$15
Roof Drain	\$15
Storm Drain	\$15
Photocopies	\$0.75 first page \$0.10 each additional page
Geotechnical Review	Varies: \$600 - \$800
Re-Inspection Admin. Fee	\$43.47
Plan Check	Based on Building Valuation plus GPA
General Plan Maintenance	3% GPA
Seismic	Minimum = \$0.50 Residential = .0001 x Building Valuation Commercial = .00021 x Building Valuation
Geological Maps	\$205
Bond	Amount Determined by Inspector

Source: City of Morgan Hill, 2001.

**Table B-3**

**Vacant Residential Lands by Zoning District 2006**

Map ID #	APN	General Plan	Parcel Size (acres)	Unit Potential
<b>RE 100,000 Zoning</b>				
10	76708011	RE	0.13	1
14	82506015	RE	4.06	2
29	82506025	RE	0.19	1
54	82506023	RE	7.87	3
77	0	SFM	12.21	5
118	82506014	RE	3.82	2
206	82506013	RE	5.00	2
<b>Total</b>			<b>33.28</b>	<b>15</b>

<b>RE 40,000 Zoning</b>				
5	76403003	RE	1.11	1
7	76445031	RE	1.91	2
18	76429011	RE	0.57	1
22	76703036	RE	2.76	3
28	76445007	RE	2.57	3
33	76429009	RE	3.10	3
41	76429033	RE	0.52	1
49	76429012	RE	1.02	1
52	76403030	RE	1.85	2
53	76445021	RE	1.26	1
76	76430006	RE	1.00	1
85	76445030	RE	2.32	2
90	76403024	RE	0.89	1
100	76403017	RE	1.11	1
109	76703039	RE	0.66	1
122	76435055	RE	0.82	1
123	76403023	RE	1.23	1
127	72802004	RE	3.79	4
129	76429032	RE	0.63	1
144	76429035	RE	2.48	2
160	76403032	RE	0.80	1
172	77332013	RE	5.00	5
193	72802003	RE	8.34	8
<b>Total</b>			<b>45.74</b>	<b>46</b>

<b>R-1 20,000 Zoning</b>				
2	72641058	SFL	0.50	1
3	72641059	SFL	0.50	1
12	72641057	SFL	0.59	1
13	76427019	SFM	1.09	2
21	76703042	MFM	4.28	9
25	77307021	RE	0.89	1
48	72641063	SFL	1.00	2
50	72641046	SFL	0.50	1

**Table B-3**

**Vacant Residential Lands by Zoning District 2006**

62	72834007	SFL	13.66	27
64	72641062	SFL	1.01	2
72	72930001	SFL	0.45	1
83	72641047	SFL	0.50	1
95	72636061	SFL	0.73	1
104	72641061	SFL	1.00	2
111	72640011	SFL	1.01	2
112	72640012	SFL	1.00	2
113	72641060	SFL	0.50	1
125	72939041	SFL	0.53	1
141	72640010	SFL	1.07	2
159	72934010	SFL	0.30	1
<b>Total</b>			<b>31.11</b>	<b>61</b>

**R-1 12,000 Zoning**

17	0	SFL	10.25	31
26	0	SFL	1.01	3
82	0	SFL	0.70	2
93	72905017	SFL	0.61	2
128	72618039	SFL	0.28	1
158	76753012	SFL	0.96	3
163	0	SFL	14.03	42
169	72818012	SFL	3.00	9
170	72819001	SFL	13.00	39
171	76409004	SFL	1.00	3
181	72820038	SFL	5.00	15
182	72819002	SFL	2.34	7
183	72819003	SFL	10.32	31
184	72820037	SFL	8.00	24
211	0	SFL	16.62	49
<b>Total</b>			<b>87.12</b>	<b>260</b>

**R-1 9,000 Zoning**

37	0	SFL	0.83	3
86	72836004	SFM	1.70	6
119	72836011	SFM	1.65	6
165	72836008	SFM	18.00	67
<b>Total</b>			<b>22.18</b>	<b>82</b>

**R-1 7,000 Zoning**

11	72811026	SFM	1.62	7
16	76702013	SFM	1.32	6
27	76457045	SFM	0.13	1
35	72811027	SFM	0.21	1
44	76702026	SFM	0.23	1
58	76702020	SFM	0.25	1
63	0	SFM	0.95	4

**Table B-3**

**Vacant Residential Lands by Zoning District 2006**

97	76424042	SFM	0.59	3
99	72830001	MFL	4.50	20
103	81770007	SFM	0.47	2
120	81760031	SFM	0.24	1
124	76702028	SFM	0.21	1
134	76442022	SFM	0.21	1
143	76424040	SFM	0.58	3
148	76702012	SFM	0.80	4
149	76702027	SFM	0.21	1
151	76421027	SFM	4.05	18
161	76424038	SFM	0.57	3
166	72836006	SFM	18.00	81
189	72609024	SFM	1.22	5
<b>Total</b>			<b>36.36</b>	<b>164</b>

**R-2 3,500 Zoning**

9	76708037	MFL	0.33	3
15	0	MFL	0.17	2
19	0	MFL	0.55	5
31	76456015	MFL	0.65	6
40	72624009	MFL	0.15	1
43	72830003	MFL	13.88	125
51	81704009	MFL	0.36	3
56	72602007	MFL	3.48	31
59	76712046	MFL	1.16	10
66	72612004	MFL	4.26	38
67	0	MFL	0.25	2
68	81703028	MFL	0.22	2
70	76703005	MFL	3.89	35
73	76723016	MFL	8.02	72
78	72830002	MFL	8.14	73
81	76723006	MFL	8.19	74
92	76707065	MFL	0.64	6
94	0	MFL	0.39	4
102	76705025	MFL	0.32	3
106	0	MFL	0.75	7
116	81704039	MFL	0.53	5
121	72601007	MFL	4.64	42
131	72622051	MFL	5.04	45
132	0	MFL	0.39	3
146	72601008	MFL	6.81	61
152	76420073	MFL	0.82	7
154	81703048	MFL	0.17	2
162	0	MFL	0.23	2
176	76411003	MFL	9.43	85
210	76409032	MFL	9.31	83
<b>Total</b>			<b>93.18</b>	<b>838</b>

**Table B-3**

**Vacant Residential Lands by Zoning District 2006**

**R-2 3,000 Zoning**

36	72817022	MFL	6.01	63
79	72817018	MFL	3.34	35
87	72602016	MFL	2.30	24
88	72602012	MFL	4.84	51
217	81711072	MFL	9.2	96
<b>Total</b>			<b>25.69</b>	<b>269</b>

**R-3 Zoning**

1	81709036	MFM	5.22	104
65	0	MFM	4.10	82
136	76711014	MFM	0.23	5
150	76712012	MFM	0.20	4
155	81709051	MFM	6.57	131
208	72625076	MFM	9.30	186
209	72625077	MFM	6.48	130
<b>Total</b>			<b>32.11</b>	<b>642</b>

**R-4 Zoning**

212	72615073	MFH	4.43	177
213	72615001	MFH	1.63	65
<b>Total</b>			<b>6.06</b>	<b>242</b>

**CC-R Zoning**

4	72613034	MU	0.12	2
6	81701045	MU	0.17	3
8	72614031	MU	0.25	5
34	72614026	MU	0.12	2
38	72614015	MU	0.12	2
39	72613030	MU	0.18	3
46	72614049	MU	0.48	9
47	72613039	MU	0.12	2
69	72614025	MU	0.19	3
75	72613038	MU	0.12	2
84	81701057	MU	1.03	19
91	76708016	MU	0.22	4
98	72623013	MU	0.95	17
105	76416011	MU	0.12	2
108	81701018	MU	0.20	4
117	81701056	MU	2.44	44
153	72614013	MU	0.12	2
156	81701054	MU	0.23	4
178	72623003	MU	0.86	15
179	72623002	MU	2.83	51
<b>Total</b>			<b>10.87</b>	<b>196</b>

**Grand Total**

**424**

**2815**

**Table B-4**

**Underutilized Residential Lands by Zoning District 2006**

Map ID #	APN	General Plan	Parcel Size (acres)	Unit Potential
<b>RE 100,000 Zoning</b>				
207	82506016	RE	26.74	9
<b>Total</b>			<b>26.74</b>	<b>9</b>
<b>RE 40,000</b>				
133	76429013	RE	3.95	2
194	72802006	RE	8.27	6
195	77332011	RE	2.76	1
196	77332010	RE	3.80	2
197	77332012	RE	3.44	1
<b>Total</b>			<b>22.22</b>	<b>12</b>
<b>R-1 20,000</b>				
167	72834009	SFM	123.00	244
177	71209001	SFL	7.85	14
<b>Total</b>			<b>130.85</b>	<b>258</b>
<b>R-1 12,000</b>				
45	72834004	SFL	8.96	25
<b>Total</b>			<b>8.96</b>	<b>25</b>
<b>R-1 9,000</b>				
30	72607021	SFM	2.76	8
200	76721013	SFM	2.72	8
201	76721014	SFM	5.30	18
202	76721015	SFM	2.39	7
<b>Total</b>			<b>13.17</b>	<b>41</b>
<b>R-1 7,000</b>				
23	0	SFM	45.77	204
173	76424013	SFM	3.14	12
174	76424010	SFM	2.36	9
185	81719044	SFM	3.41	13
186	81719043	SFM	4.83	20
188	72609010	SFM	11.85	51
190	72609004	SFM	1.18	3
191	72609002	SFM	4.66	19
204	81757021	SFM	4.82	20
<b>Total</b>			<b>82.02</b>	<b>351</b>

**Table B-4**

**Underutilized Residential Lands by Zoning District 2006**

**R-2 3,500**

57	72602014	MFL	5.05	45
142	0	MFL	9.59	86
198	76712045	MFL	1.50	14
199	76721045	MFL	2.30	21
203	81757018	MFL	3.41	31

**Total** **21.85** **197**

**R-2 3,000**

55	81711067	MFL	4.38	46
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**Total** **4.38** **46**

**Grand Total** **310** **938**